

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

#### Property offered for sale

Address Including suburb and postcode	1/69 Victoria Street, Sebastopol Vic 3356
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/1 Gumdale PI SEBASTOPOL 3356	\$225,000	07/06/2017
2	9/66 Albert St SEBASTOPOL 3356	\$200,000	17/03/2017
3	3/2 Sayle St SEBASTOPOL 3356	\$195,000	23/04/2017

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**Indicative Selling Price**

\$200,000 - \$220,000

**Median Unit Price**

Year ending June 2017: \$212,500


 2   
  1   
  2
**Rooms:****Property Type:** Unit

Agent Comments

Located in the centre of Sebastopol with close proximity to the Sebastopol Bowling Club, pharmacy and supermarket this well-appointed brick unit offers an outstanding opportunity for first home buyers, retirees and investors alike. Consisting of two spacious bedrooms both with built in robes, bathroom, separate toilet and laundry. The generous size living, kitchen, and dining area is full of natural light and comfortable with gas heating and reverse cycle air-conditioner. This unit has a small rear courtyard with access to the single garage. Call for an inspection today.

## Comparable Properties

**3/1 Gumdale PI SEBASTOPOL 3356 (REI)**

Agent Comments

 2   
  1   
  1
**Price:** \$225,000**Method:** Private Sale**Date:** 07/06/2017**Rooms:** 3**Property Type:** Townhouse (Single)**9/66 Albert St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

 2   
  1   
  1
**Price:** \$200,000**Method:** Private Sale**Date:** 17/03/2017**Rooms:** -**Property Type:** Unit**3/2 Sayle St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

 2   
  1   
  1
**Price:** \$195,000**Method:** Private Sale**Date:** 23/04/2017**Rooms:** 3**Property Type:** Townhouse (Single)**Land Size:** 300 sqm approx